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South Park Blocks Urban Renewal Plan, as Amended September 11, 1991 (Second Amendment)

Portland (Or.). Development Commission

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CITY OF PORTLAND, OREGON

SOUTH PARK BLOCKS URBAN RENEWAL PLAN

AS AMENDED SEPTEMBER 11, 1991
(SECOND AMENDMENT)

CITY OF PORTLAND DEVELOPMENT COMMISSION
1120 SW FIFTH AVENUE, SUITE 1100
PORTLAND, OREGON 97204-1968

URBAN RENEWAL PLAN
FOR THE
SOUTH PARK BLOCKS URBAN RENEWAL PROJECT

ADOPTED July 24, 1985

BY CITY COUNCIL ORDINANCE NO. 157635

FIRST AMENDMENT ADOPTED May 22, 1991

BY CITY COUNCIL ORDINANCE NO. 164216

SECOND AMENDMENT ADOPTED September 11, 1991

BY PORTLAND DEVELOPMENT COMMISSION RESOLUTION NO 4141

TABLE OF CONTENTS

	<u>Page No.</u>
SECTION 100 - Introduction	1
SECTION 200 - Definitions	2
SECTION 300 - Legal Boundary Description	4
SECTION 400 - Goals and objectives for the South Park Blocks Urban Renewal Area	6
SECTION 500 - Land Use Plan	10
SECTION 600 - Project Activities	12
SECTION 700 - Methods for Financing the Project	18
SECTION 800 - Other Provisions	19
SECTION 900 - Procedures for Changes or Amendments in the Approved South Park Blocks Urban Renewal Plan	20
SECTION 1000 - Duration and Validity of Approved Urban Renewal Plan	21

EXHIBITS

EXHIBIT 1 - Renewal Area Boundary	22
EXHIBIT 2 - Land Use Plan/Zoning	23

SECTION 100 - INTRODUCTION

The South Park Blocks Urban Renewal Plan consists of Part One - Text and Part Two - Exhibits. This Urban Renewal Plan, as amended, has been prepared by the Urban Renewal Agency of the City of Portland, Oregon pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances. All such applicable laws are made a part of this Plan, whether expressly referred to in the text or not.

The Urban Renewal Plan for the South Park Blocks Urban Renewal Area was originally approved by the City Council of the City of Portland on July 24, 1985 by Ordinance No. 157635.

SECTION 200 - DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

"Plan" means the Urban Renewal Plan for the South Park Blocks Urban Renewal Area, Parts One and Two.

"Text" means the Urban Renewal Plan for the South Park Blocks Urban Renewal Area, Part One - Text.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan for the South Park Blocks Urban Renewal Area, Part Two - Exhibits.

"Area" means the area included within the boundaries of the South Park Blocks Urban Renewal Area.

"Development Commission" means the Portland Development Commission which is the Urban Renewal Agency of the City of Portland, Oregon.

"Planning Commission" means the Planning Commission of the City of Portland, Oregon.

"City" means the City of Portland, Oregon.

"City Council" means the City Council of the City of Portland, Oregon.

"County" means the County of Multnomah, State of Oregon.

"State" means the State of Oregon.

"ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

"Redeveloper" means any individual or group acquiring property from the Development Commission or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

"General Plan" means the City's Comprehensive Plan.

"Downtown Plan" means the Goals and Guidelines/Portland Downtown Plan, adopted by the Portland City Council in October, 1980, and all related and subsequent plans, policies, regulations and guidelines which, in total, makeup the City of Portland's plan for the downtown.

"Objective" means any goal, general or specific, or objective described in Section 400 of this Plan.

"Displaced" person or business means any person who moves or is required to move as a result of real property acquired by the Development Commission or

any person receiving a written notice to vacate the property for public use as more specifically described in ORS 28.045.

"Low Income and Low and Moderate Income Housing" means housing affordable to residents with incomes which are 80% of the region's median family income or less.

"Middle Income Housing" means housing affordable to residents with incomes between 80% and 150% of the region's median family income.

"Downtown Housing Policy" means the goals, objectives and guidelines of the City's Downtown Housing Policy and Program document, adopted by the City Council on October 3, 1979.

SECTION 300 - LEGAL BOUNDARY DESCRIPTION

The amended approximate boundaries of the Area are shown by the Renewal Area Boundary Map - Exhibit 1.

The Area is described as that land containing all lots, tracts or parcels of land in Sections 33 and 34, Township 1 North, Range 1 East, and Sections 3 and 4, Township 1 South, Range 1 East, Willamette Meridan, City of Portland, County of Multnomah, and State of Oregon, lying within the following described boundary:

BEGINNING at the intersection of the northerly right-of-way line of S.W. Morrison Street and the easterly right-of-way line of S.W. 13th Avenue and running thence northerly along said easterly right-of-way line of S.W. 13th Avenue to the northerly right-of-way line of S.W. Alder Street; thence westerly along said northerly right-of-way line of S.W. Alder Street to its intersection with the easterly right-of-way line of the Foothills-Stadium (I-405) Freeway; thence northerly along said easterly right-of-way line of the Foothills-Stadium (I-405) Freeway to the southerly right-of-way line of S.W. Washington Street; thence easterly along said southerly right-of-way line of S.W. Washington Street to the westerly right-of-way line of S.W. 13th Avenue; thence northerly along said westerly right-of-way line of S.W. 13th Avenue to the northerly right-of-way line of S.W. Washington Street; thence westerly along said northerly right-of-way line of S.W. Washington Street to the easterly right-of-way line of S.W. 14th Avenue; thence northerly along said easterly right-of-way line of S.W. 14th Avenue to the south right-of-way line of S.W. Burnside Street; thence east along said south right-of-way line of S.W. Burnside Street to the southerly right-of-way line of S.W. Stark Street; thence easterly along said southerly right-of-way line of S.W. Stark Street to the easterly right-of-way line of S.W. 13th Avenue; thence northeasterly across S.W. Stark Street to the point of intersection of the northerly right-of-way line of S.W. Stark Street with the south right-of-way line of S.W. Burnside Street; thence east along said south right-of-way line of S.W. Burnside Street to the southerly right-of-way line of S.W. Oak Street; thence easterly along said southerly right-of-way line of S.W. Oak Street to the west right-of-way line of S.W. 10th Avenue; thence south along said west right-of-way line of S.W. 10th Avenue to the northerly right-of-way line of S.W. Stark Street; thence easterly along said northerly right-of-way line of S.W. Stark Street to the west right-of-way line of S.W. 9th Avenue; thence north along said west right-of-way line of S.W. 9th Avenue to the southerly right-of-way line of S.W. Oak Street; thence easterly along said southerly right-of-way line of S.W. Oak Street to the east right-of-way line of S.W. 9th Avenue; thence south along said east right-of-way line of S.W. 9th Avenue to the northerly right-of-way line of S.W. Stark Street; thence easterly along said northerly right-of-way line of S.W. Stark Street to the westerly right-of-way line of S.W. Park Avenue; thence northerly along said westerly right-of-way line of S.W. Park Avenue to the southerly right-of-way line of S.W. Oak Street; thence easterly along said southerly right-of-way line of S.W. Oak Street to the easterly right-of-way line of S.W. Park Avenue; thence southerly along said easterly right-of-way line of S.W. Park Avenue to the northerly right-of-way line of S.W. Morrison Street; thence easterly along said

northerly right-of-way line of S.W. Morrison Street to the westerly right-of-way line of S.W. Broadway; thence southerly along said westerly right-of-way line of S.W. Broadway to the southerly right-of-way line of S.W. Yamhill Street; thence easterly along said southerly right-of-way line of S.W. Yamhill Street to the westerly right-of-way line of S.W. 6th Avenue; thence southerly along said westerly right-of-way line of S.W. 6th Avenue to the southerly right-of-way line of S.W. Taylor Street; thence easterly along said southerly right-of-way line of S.W. Taylor Street to the westerly right-of-way line of S.W. 5th Avenue; thence southerly along said westerly right-of-way line of S.W. 5th Avenue to the southerly right-of-way line of S.W. Jefferson Street; thence easterly along said southerly right-of-way line of S.W. Jefferson Street to the westerly right-of-way line of S.W. 4th Avenue; thence southerly along said westerly right-of-way line of S.W. 4th Avenue to the northerly right-of-way line of the Foothills-Stadium (I-405) Freeway; thence northerly and westerly along said northerly right-of-way line of said Foothills-Stadium (I-405) Freeway to its intersection with the southerly right-of-way line of S.W. Grant Street; thence westerly along said southerly right-of-way line of S.W. Grant Street, which is also the northerly right-of-way line of said Foothills-Stadium (I-405) Freeway, to the point of intersection with the southerly extension of the easterly right-of-way line of S.W. 5th Avenue; thence northerly along said easterly right-of-way line of S.W. 5th Avenue to the point of intersection with the easterly extension of the southerly right-of-way line of S.W. Jackson Street; thence westerly along said easterly extension of the southerly right-of-way line of S.W. Jackson Street to the point of intersection with the westerly right-of-way line of S.W. 5th Avenue; thence southerly along said westerly right-of-way line of S.W. 5th Avenue to the point of intersection with the northerly right-of-way line of said Foothills-Stadium (I-405) Freeway; thence westerly and northerly along said northerly right-of-way line of the Foothills-Stadium (I-405) Freeway to the point of intersection with the southerly right-of-way line of S.W. Jackson Street; thence westerly along said southerly right-of-way line of S.W. Jackson Street to the westerly right-of-way line of S.W. 6th Avenue; thence southerly along said westerly right-of-way line of S.W. 6th Avenue to the northerly right-of-way line of said Foothills-Stadium (I-405) Freeway; thence southerly, westerly and northerly along said northerly right-of-way line of said Foothills-Stadium (I-405) Freeway to the point of intersection with the southerly right-of-way line of S.W. Jackson Street and the easterly right-of-way line of S.W. Broadway; thence northerly along said easterly right-of-way line of S.W. Broadway to the southerly right-of-way line of S.W. Harrison Street; thence easterly along said southerly right-of-way line of S.W. Harrison Street to the easterly right-of-way line of S.W. 6th Avenue; thence northerly along said easterly right-of-way line of S.W. 6th Avenue to the northerly right-of-way line of S.W. Market Street; thence westerly along said northerly right-of-way line of S.W. Market Street to the easterly right-of-way line of S.W. 13th Avenue to the Point of Beginning.

SECTION 400 - GOALS AND OBJECTIVES FOR THE SOUTH PARK BLOCKS URBAN RENEWAL AREA

The primary goal of the Plan is to improve the condition and appearance of the Area, eliminate blight and blighting influences, to increase and improve housing, expand public facilities and upgrade the South Park Blocks. The following goals and objectives more specifically identify the purposes of this Plan:

1. URBAN DEVELOPMENT - (This section covers overall goals for the area).
 - A. General Goal. Maintain Portland's role as the major regional employment, population, cultural center through public policies that encourage expanded opportunity for housing and jobs while retaining the character of established residential, neighborhood and business centers (Comprehensive Plan 2).
 - B. Specific Goals
 - (1) Downtown Portland - Reinforce the downtown's position as the principal commercial, service, cultural, and high density housing center in the city and the region ... (Comprehensive Plan 2.10)
 - (2) Living Closer to Work - Locate greater residential densities near major employment centers. (Comprehensive Plan 2.15)
 - (3) Utilization of Vacant Land - Provide for full utilization of existing vacant land except in those areas designated as open space. (Comprehensive Plan 2.18)
 - (4) Open Space - Provide opportunities for recreation and visual relief by preserving Portland's parks ... (Comprehensive Plan 2.6)
 - (5) Urban Diversity - Promote a range of living environments and employment opportunities for city residents in order to attract and retain a stable and diversified population (Comprehensive Plan 2.2)
 - (6) Transit Stations - When new regional transit facilities and stations are to be sited, increase opportunities for commercial activities, the development of medium and high density apartments ... (Comprehensive Plan 2.17)

- (7) Other Urban Renewal Areas - Coordinate, support and provide ability to integrate goals and activities of adjacent renewal areas with this renewal area.

2. HOUSING GOAL

- A. General Goal. Give a high priority to increasing the number of residential accommodations in the downtown area for a mix of age and income groups, taking into account differing life styles; to provide a "quality" environment in which people can live recognizing that residents of downtown and adjacent areas are essential to the growth, stability and general health of a metropolitan city. (Downtown Plan)
- (1) Provide a wide range of housing types to meet the various needs and demands of diverse populations.
- (a) Create new housing for small middle-income households. The City recognizes the desirability of an economically and socially balanced Downtown which is now predominantly low-income. It also recognizes the significant and growing demand for smaller units which are especially suitable downtown (Downtown Housing Policy). Develop 1,600 units to meet the City's goal of 2,500 new housing units.
- (b) Maintain the existing number of low and moderate income housing units (Downtown Housing Policy).
- o Incorporate low and moderate income housing equal to 15% of the units of all new projects.
 - o Assess impact of new development on other existing housing in Area in order to prevent or mitigate potential displacement.
 - o Support preservation and development of low- and moderate- income housing by both non-profit and for-profit entities consistent with City policy to meet the City's adopted numeric goals for housing in the downtown.
- (2) Develop and support services and amenities necessary for a quality neighborhood as well as assisting the maintenance and production of substantial and well designed housing. The City recognizes the importance

of housing in the context of a "neighborhood".
(Downtown Housing Policy)

3. PUBLIC IMPROVEMENTS TO SUPPORT HOUSING, CULTURAL, CAMPUS, RETAIL
AND PARK AREAS

A. General Goals

Provide improvements necessary to strengthen the downtown's role as the region's entertainment, cultural and retail center. (Downtown Plan Central City Plan)

Stimulate private conservation, rehabilitation and development within the Area through the implementation of a program of Public Improvements.

- (1) Establish the South Park Blocks as an art and cultural center in the City and region.
- (2) Establish a physical and visual link between the South Park Blocks and the North Park Blocks, as well as the cultural center, light rail, and retail core.
- (3) Establish and implement a park rehabilitation program for the Area to be guided by the South Park Blocks Framework Master Plan.
- (4) Implement a program of public improvements to enhance pedestrian safety and amenities in the vicinity of the Performing Arts Center and elsewhere within the Area as needed.
- (5) Upgrade existing substandard combined storm/sewer systems within Area.

4. PARKING AND CIRCULATION

A. General Goal

Maintain a public parking policy to manage a system of parking which will best serve all downtown activities (Downtown Plan)

- (1) Develop a parking and circulation strategy for the Area.

- (2) Enhance accessibility and availability of parking for visitors of Area cultural institutions.
- (3) Provide adequate parking to support new housing developments.

5. HISTORIC PRESERVATION

A. General Goal

Identify, preserve, protect and dramatize historical structures and locations within downtown. (Downtown Plan)

Promote the conservation of designated City landmarks.

6. EMPLOYMENT AND SUPPORT SERVICES TO SUPPORT HOUSING

A. General Goals

Provide the supportive services which create the sense of a residential neighborhood.

Support activities which provide Area residents new employment opportunities, encouraging downtown living in close proximity to places of work.

SECTION 500 - LAND USE PLAN

The Land Use Plan consists of the Land Use Plan Map (Exhibit Two - Part Two) and the descriptive material and regulatory provisions contained in this Section (both those directly stated and those herein included by reference).

This Plan shall be in accordance with the Downtown Plan and related policies and guidelines adopted by the City.

1. LAND USE MAP AND REGULATIONS

The use and development of land in the Area shall be in accordance with regulations prescribed in this Section 500, which regulations are in addition to any conditions, limitations or restrictions contained in Title 33, Planning and Zoning Code of the City of Portland, or any other applicable local, state or federal laws regulating the use of property in the Area. The Land Use Plan Map (Exhibit Two - Part Two) shows the location of the principal zoning classifications which are applicable to the Renewal Area.

A. Land Uses Permitted

- (1) Public Open Space - South Park Blocks complying with Title 33, Planning and Zoning Code of the City of Portland.
- (2) Downtown Commercial complying with Title 33, Planning and Zoning Code of the City of Portland and complying with Downtown Portland Parking and Circulation Policy.
- (3) Downtown Residential complying with Title 33, Planning and Zoning Code of the City of Portland and complying with Downtown Portland Parking and Circulation Policy.

2. ADDITIONAL LAND USE PROVISIONS

The following provisions are in addition to conditions, limitations or restrictions previously identified in this Section 500.

A. Plan and Design Review

The Development Commission shall insure coordination of design review and conditional use application of all private and public development activities for which it provides assistance.

The Development Commission shall be notified of design review and conditional use permits requested within the Area.

Plan and Design Review of private and public development shall be as follows:

- (1) Within the Area, Plan and Design Review shall follow procedures established in Title 33, Planning and Zoning Code of the City of Portland.
- (2) Redevelopers, as defined in this Plan, shall comply with the Redevelopers Obligations, Section 600 of this Plan.

SECTION 600 - PROJECT ACTIVITIES

In order to achieve the objectives of this Plan, the following activities will be undertaken on behalf of the City by the Development Commission, in accordance with applicable Federal, State, County and City laws, policies and procedures.

1. REDEVELOPMENT THROUGH NEW CONSTRUCTION

- A. Intent. It is the intent of this Plan to stimulate new private investment on vacant or underutilized property to achieve the objectives of this Plan.
- B. Method. Redevelopment through new construction may be achieved in two ways:
 - (1) By property owners, with or without financial assistance by the Development Commission;
 - (2) By acquisition of property by the Development Commission for resale to others for redevelopment.
- C. Redevelopment Financing. The Development Commission, with funds available to it, is authorized to promulgate rules and guidelines, establish loan programs and provide below-market interest rate and market rate loans and provide such other forms of financial assistance to property owners and those desiring to acquire property, as it may deem appropriate in order to achieve the objectives of this Plan.

2. REHABILITATION AND CONSERVATION

- A. Intent. It is the intent of this Plan to encourage conservation and rehabilitation of existing buildings, and to promote the preservation of historical structures which can be economically rehabilitated.
- B. Method. Rehabilitation and conservation may be achieved in three ways:
 - (1) By owner and/or tenant activity, with or without financial assistance by the Development Commission;
 - (2) By the enforcement of existing City codes and ordinances;
 - (3) By acquisition of property by the Development Commission for rehabilitation by the Development Commission or resale for rehabilitation by others.

- C. Rehabilitation and Conservation Financing. The Development Commission, with funds available to it, is authorized to promulgate rules and guidelines, establish loan programs and provide below market interest rate and market rate loans to the owners of buildings, or those intending to acquire buildings, which are in need of rehabilitation and which are economically capable of same.

3. ACQUISITION AND REDEVELOPMENT

- A. Intent. It is the intent of this Plan to acquire property within the Area, if necessary, by any legal means to achieve the objectives of this Plan, and specifically, where one or more of the conditions listed in Subsection 600-3-B below are found to exist.

- B. Method. At the time of this Plan's adoption, no specific property has been identified for acquisition. However, property acquisition, including limited interest acquisition, is hereby made a part of this Plan and may be used to achieve the objectives of this Plan.

- C. Land Acquisition by Urban Renewal Plan Amendments. Land acquisition for any purpose other than specifically listed below shall be accomplished only following procedures for amending this Plan as set forth in Section 900 of this Plan.

Assembling land for development by the private sector where the developer of such land is a person or group other than the owner of record of such land to be acquired, shall be accomplished only following a formal amendment to this Plan. Therefore, each such development and the property acquisition required shall be processed on a case-by-case basis and no such acquisition shall be undertaken until the City Council authorizes same in conjunction with or by formal amendment to this Plan.

If such plan amendment is approved by the City Council, a map exhibit shall be prepared showing the properties to be acquired and the purpose of such acquisition. Such map exhibit shall be appropriately numbered and shall be included in Part Two as an official part of this Urban Renewal Plan.

- D. Land Acquisition Without Urban Renewal Plan Amendment. Land acquisition not requiring a Plan amendment requires the prior approval of City Council, except where conditions under (3) below exist. The Development Commission may

acquire land without amendment to this Plan where the following conditions exist:

- (1) Where it is determined that the property is needed to provide public improvements and facilities as follows:
 - (a) Right-of-way acquisition for streets, alleys or pedestrian ways;
 - (b) Property acquisition for public use.
- (2) Where such conditions exist as may affect the health, safety and welfare of the Area as follows:
 - (a) Where existing conditions do not permit practical or feasible rehabilitation of a structure and it is determined that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard and blighting conditions;
 - (b) Where detrimental land uses or conditions such as incompatible uses, or adverse influences from noise, smoke or fumes exist, or where there exists overcrowding, excessive dwelling unit density or conversions to incompatible types of uses, and it is determined that acquisition of such properties and demolition of the improvements are necessary to remove blighting influences and to achieve the objectives of this Plan;
- (3) Where the owner of real property within the boundaries of the Area wishes to convey title of such property by any means, including by gift.

4. LAND DISPOSITION

- A. Property Disposition. The Development Commission is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired, in accordance with the provisions of this Urban Renewal Plan.

All real property acquired by the Development Commission in the Area shall be disposed of for development for the uses permitted in the Plan at its fair re-use value for the specific uses to be permitted on the real property. Real property acquired by the Development Commission may be

disposed of to any other public entity by the Development Commission, in accordance with the Plan. All persons and entities obtaining property from the Development Commission shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Development Commission fixes as reasonable, and to comply with other conditions which the Development Commission deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to insure that the provisions of this Plan will be carried out to prevent the recurrence of blight, all real property disposed of by the Development Commission, as well as all real property owned or leased by participants which is assisted financially by the Development Commission, shall be made subject to this Plan. Leases, deeds, contracts, agreements, and declarations of restrictions by the Development Commission may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

B. Redeveloper's Obligations

Any Redeveloper, and his successors and assigns, within the Area, in addition to the other controls and obligations stipulated and required of him by the provisions of this Urban Renewal Plan, shall also be obligated by the following requirements.

- (1) The Redeveloper shall obtain necessary approvals of proposed developments from all Federal, State and/or Local agencies that may have jurisdiction on properties and facilities to be developed within the Area.
- (2) The Redeveloper and his successors or assigns shall develop such property, in accordance with the land use provisions and building requirements specified in this Plan.
- (3) The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Development Commission for review and distribution to appropriate reviewing bodies as stipulated in this Plan and existing City codes and ordinances. Such plans and specifications shall comply with this Plan and the requirements of existing City codes and ordinances.

- (4) The Redeveloper shall accept all conditions and agreements as may be required by the Development Commission in return for receiving financial assistance from the Development Commission.
- (5) The Redeveloper shall commence and complete the development of such property for the uses provided in this Plan within a reasonable period of time as determined by the Development Commission.
- (6) The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or part thereof is restricted upon the basis of age, race, color, religion, sex, or national origin in the sale, lease or occupancy thereof.
- (7) The Redeveloper shall maintain developed and/or undeveloped property under his ownership within the area in a clean, neat, and safe condition, in accordance with the approved plans for development.

5. PUBLIC IMPROVEMENTS

- A. Intent. Public facilities and utilities may be improved or constructed within public rights-of-way, easements, or on public property. These may include storm and sanitary sewer improvements, street lighting installation, landscaping, street improvements, pedestrian malls, parking facilities, parks, open space development, and public restrooms. The private utilities concerned will make such modifications and adjustments as may be legally required of them by the City to adequately serve development and meet the objectives of this Plan. Public improvements which may be undertaken, under this Plan, are listed in Subsection 600-5-B, below.

Public improvement projects planned include the South Park Blocks Project, Main Street Project and Lighting Projects in the public right-of-way. These projects are described more fully in the Report on the Plan.

- B. Anticipated Improvements. Public improvements may include the construction, reconstruction, repair or replacement of sidewalks, streets, pedestrian amenities and public infrastructure including, but not limited to:

- (1) New curbs and gutters, including curb extensions into on-street parking areas;
- (2) Storm water, sanitary sewer, and other public or private utilities;

- (3) New sidewalks or other pedestrian improvements and streets;
- (4) Trees, shrubs, flowering plants, ground covers, and other plant materials including irrigation systems, soil preparation and/or containers to support same;
- (5) Tables, benches and other street furniture including kiosks, phone booths, drinking fountains, decorative fountains, street lights and traffic control devices;
- (6) Special graphics for directional and informational purposes;
- (7) Sidewalk awnings, canopies and other weather-sheltering devices for the protection of pedestrians;
- (8) On and off-street parking facilities and structures.

6. OWNER PARTICIPATION

Property owners within the Urban Renewal Area proposing to improve their properties and receiving financial assistance from the Development Commission shall do so in accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans and procedures of the City.

7. RELOCATION

The Development Commission will provide assistance to persons or businesses displaced in finding replacement facilities. All persons or businesses to be displaced will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made, in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to businesses displaced.

The Development Commission has prepared and maintains information in its office relating to the relocation program and procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters.

SECTION 700 - METHODS FOR FINANCING THE PROJECT

1. GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHODS

The Development Commission may borrow money and accept advances, loans, grants and any other form of financial assistance from the Federal Government, the State, City, County, or other public body, or from any sources, public or private, for the purposes of undertaking and carrying out this Plan, or may otherwise obtain financing as authorized by ORS Chapter 457 and Chapter XV of the Charter of the City of Portland. Upon request of the Development Commission, the Council of the City of Portland may from time to time issue revenue bonds, certificates, debentures or promissory notes to assist in financing project activities as provided by Section 15-106 of the Charter of the City of Portland.

The funds obtained by the Development Commission shall be used to pay or repay any costs, expenses, advancements and indebtedness incurred in planning or undertaking project activities or in otherwise exercising any of the powers granted by ORS Chapter 457 and Chapter XV of the Charter of the City of Portland in connection with the implementation of this Plan. No bonded indebtedness, as defined by applicable state law, for which taxes divided under ORS 457.440 are to be pledged, shall be issued under the Plan (and under any and all projects undertaken with respect to the Plan) after July 23, 2008.

2. SELF-LIQUIDATION OF COSTS OF PROJECT

The Project may be financed, in whole or in part, by self-liquidation of the costs of project activities as provided in ORS 457.420 through ORS 457.450. The ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property situated in the Area, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the increase, if any, in assessed value of property located in the Area, or part thereof, over the true cash value specified in the certificate of amendment to the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the Development Commission and shall be used to pay the principal and interest on any indebtedness incurred by the Development Commission to finance or refinance the implementation of this Plan.

3. PRIOR INDEBTEDNESS

Any indebtedness permitted by law and incurred by the Development Commission or the City in connection with preplanning for this Urban Renewal Plan shall be repaid from tax increments from the Area when and if such funds are available.

SECTION 800 - OTHER PROVISIONS

1. NON-DISCRIMINATION

In the preparation, adoption and implementation of this Plan, no public official or private party shall take any action or cause any person, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status or national origin.

2. CONFORMANCE WITH CITY GENERAL PLAN

This Urban Renewal Plan is in conformity with the General Plan of the City as a whole relative to the improvement of the major commercial and residential areas of downtown Portland. The Urban Renewal Plan is based on the document Downtown Plan, as updated October, 1980, which is the adopted Downtown Plan Goals and Guidelines regarding appropriate land use and improved traffic, public transportation, utilities, recreational and community facilities, and other public improvements.

SECTION 900 - PROCEDURES FOR CHANGES OR AMENDMENTS IN THE APPROVED SOUTH PARK BLOCKS URBAN RENEWAL PLAN

The Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and on-going planning. It is anticipated that this Plan will be changed or modified from time to time or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or a local needs dictate. Where the proposed modification will substantially change the Plan, the modification must be duly approved and adopted by the City Council in the same manner as the original Plan and in accordance with the requirements of State and local law. The provisions of ORS 457.095 and ORS 457.220 shall apply.

1. MINOR CHANGES

Minor changes such as clarification of language, procedures or minor modifications in or to the Area's infrastructure which will not change the basic planning or engineering principals of this Plan, may be approved by the Development Commission.

2. SUBSTANTIAL CHANGES

Substantial changes shall include but are not limited to revisions of project boundaries, acquisitions of real property not specifically authorized by this Plan, and other elements which will change the basic planning principles of this Plan.

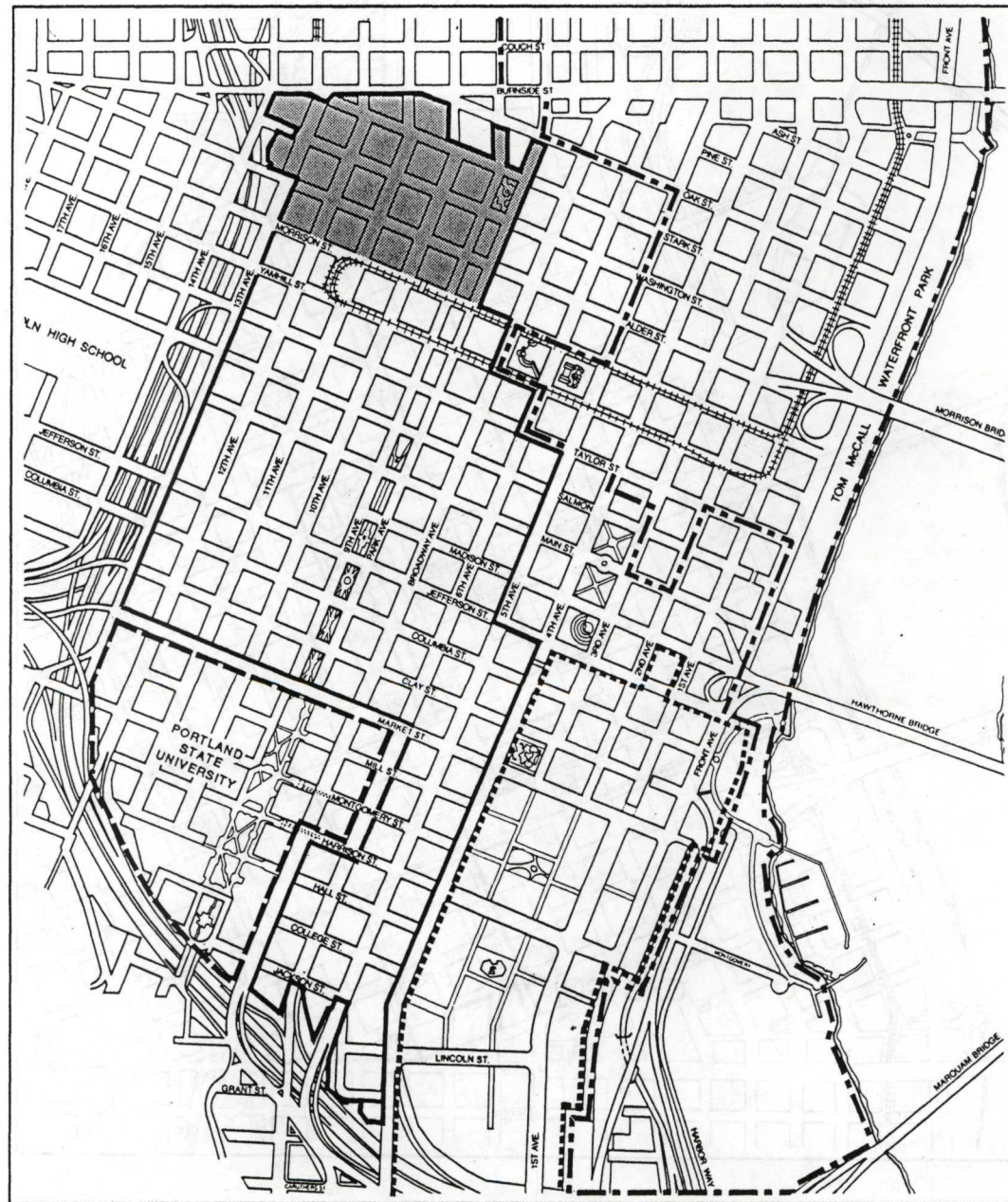
SECTION 1000 - DURATION AND VALIDITY OF APPROVED URBAN RENEWAL PLAN

1. DURATION OF URBAN RENEWAL PLAN

This Plan shall remain in full force and effect for a period of not more than twenty three (23) years from the effective date of such Plan.

2. VALIDITY

Should a court of competent jurisdiction find any work, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such findings and shall remain in full force and effect for the duration of the Plan.



SOUTH PARK BLOCKS URBAN RENEWAL AREA

EXHIBIT 1

RENEWAL AREA BOUNDARY

- PORTLAND STATE UNIVERSITY
RENEWAL AREA
- SOUTH AUDITORIUM RENEWAL AREA
- . - DOWNTOWN WATERFRONT RENEWAL AREA
- SOUTH PARK BLOCKS RENEWAL AREA
- EXPANSION AREA OF SOUTH PARK BLOCKS
RENEWAL AREA

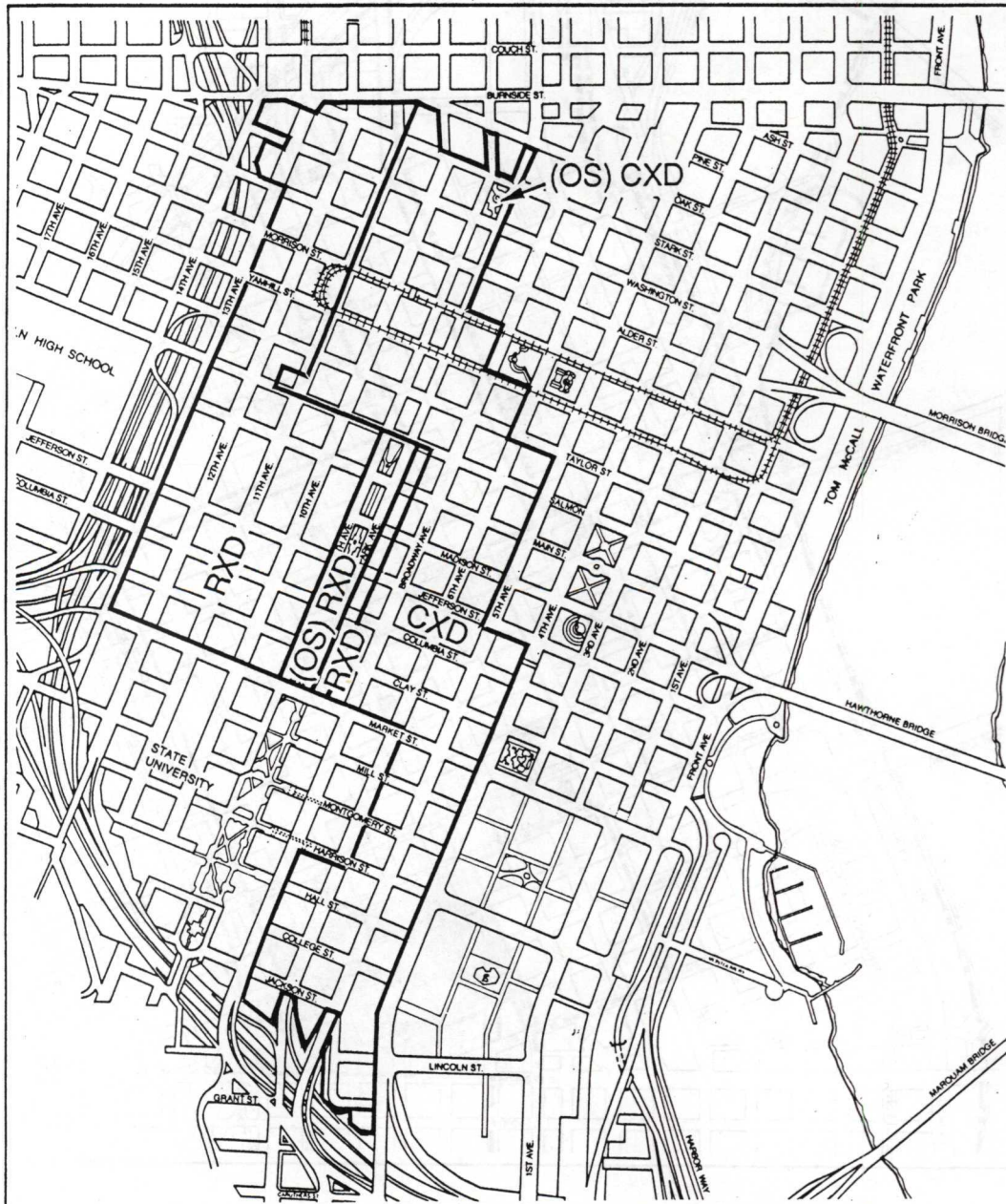
PORTLAND DEVELOPMENT COMMISSION
DECEMBER 1990

SOUTH PARK BLOCKS URBAN RENEWAL AREA

EXHIBIT 2

LAND USE/ZONING

- RX CENTRAL MULTI-FAMILY RESIDENTIAL
- (OS) RX PARK BLOCKS OPEN SPACE
- CX CENTRAL COMMERCIAL ZONE
- (OS) CX OPEN SPACE CENTRAL COMMERCIAL ZONE
- D DESIGN REVIEW OVERLAY



PORTLAND DEVELOPMENT COMMISSION
DECEMBER 1990